

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

April 19, 2001

SUBJECT:

Comprehensive Planned Development Detailed Application CPD2001-0001J,
Clyde's Restaurant at Tower Oaks

Applicant: Boston Properties Limited Partnership
401 9th Street NW, Suite 700
Washington, DC 20004

Date Filed: February 22, 2001

Property Location: West side of Preserve Parkway, just south of Wootton Parkway

Planning Commission Review Date: April 25, 2001

REQUEST:

For approval of a 19,310 square foot free-standing restaurant in the Tower Oaks Comprehensive Planned Development.

PREVIOUS RELATED ACTION:

- Comprehensive Planned Development Application CPD-1-85, (Concept Plan) - to determine the land uses and development potential for the Tower Oaks development; approved by the Mayor and Council on October 12, 1987.
- Comprehensive Planned Development Application CPD-1-85, Amendment - to delete planned lake from site plan and reallocate development densities; approved by the Mayor and Council on September 27, 1993.
- Comprehensive Planned Development Detailed Applications CPD-1-88A through CPD2000-0001I – for approval of roads, 136 townhouses and four office buildings totaling 1,096,600 square feet within Tower Oaks.
- Schematic Design Plan for restaurant building development covered by CPD2000-000J; presented to the Mayor and Council on February 12, 2001.
- Comprehensive Planned Development Concept Plan Amendment Application CPD1985-0001B, Boston Properties LP – to transfer 45,000 square feet of office space and 15,000 square feet of restaurant space to Development Areas 5 and 6 of Tower Oaks, and to allow mechanical equipment space located in basements to not count toward floor area calculations; approved by the Mayor and Council on January 8, 2001.

STAFF RECOMMENDATION:

Approval, subject to the following conditions:

1. Submission, for approval of the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A, to show the following:
 - a. The location of bicycle racks on the site;
 - b. Relocation of the domestic water and fire lines away from the decorative pond;
 - c. Sidewalks on both sides of the site entrance, with pedestrian crosswalks across the entrance driveway at its narrowest points, connecting to the sidewalks serving the building;
 - d. The extension of a pedestrian pathway, including sidewalks and crosswalks as necessary, through the northern parking field; and
 - e. Signage and installation of pavement markings, as recommended by the Department of Public Works.
2. Submission, for the approval of the Chief of Planning, of eleven (11) copies of a detailed landscaping plan, revised according to Planning Commission Exhibit B, to show the following:
 - a. Landscaping to be provided in the Cabin John stream valley, specifically the Dawson Farm tributary, as mitigation for encroachment into the stream buffer;
 - b. Type of lighting fixtures to be employed in the parking lot and on the building; and
 - c. Changes to final landscape plan planting choices per City Forester directives.
3. Submission, for approval of the City Forester, of a Final Forest Conservation Plan for the site in accordance with the Forest and Tree Preservation Ordinance. This plan should be coordinated with the Preliminary Forest Conservation Plan (PFCP), landscape plan, public and private improvements and sediment control plans.
4. Submission, for the approval of the Department of Public Works, of the following detailed plans and studies:
 - a. Public water and sewer plans with profiles, service connections and sewer easements adjusted per Public Works Department requirements, on City standard base sheets;
 - b. Plans for stormwater management, sediment control and storm drainage for adequate conveyance of stormwater, all with computations and proposed easements; and
 - c. Public storm drain and paving plans, including profiles, on City standard base sheets.

5. That the applicant provide an easement, reservation or dedication of the stream valley park area for public use, and for the purpose of allowing construction of proposed sewer, trail and other public improvements. Whichever mechanism is used shall result in the eventual conveyance, in fee simple, of the stream valley park area.
6. Approval of Final Record Plat applications for the subject property, showing all necessary easements and conveyances, as well as the conveyance to the City of the stream valley park area as fulfillment of the Concept Plan.
7. That the applicant provide plantings, acceptable to the City Forester and Environmental Specialist, in the Cabin John stream valley along the Dawson Farm tributary on either side of the Preserve Parkway culvert, in order to mitigate the stream valley buffer encroachment.
8. That the dumpster enclosure be faced with the same materials as, or compatible with, the proposed restaurant.
9. That all structures meet the requirements of the City's construction codes, the Fire and Life Safety Codes, Maryland Building Code for the Handicapped and Federal ADA requirements.
10. That permits for any signs be obtained from the Division of Inspection Services, according to guidelines established in the approved comprehensive sign package.
11. That all transformers be placed underground, unless a waiver of this requirement is subsequently granted by the Planning Commission.
12. That bonds be posted and permits obtained from the Department of Public Works, or other agencies, as necessary.

BACKGROUND:

The Mayor and Council adopted the governing Master Plan (Planning Area 12 Neighborhood Plan) in 1985, establishing the future development pattern for the planning area as a campus office park development. The subject property is in the O-3 (Restricted Office) Zone, where a Comprehensive Planned Development is permitted when recommended by the Master Plan. In 1987, the Mayor and Council approved the Comprehensive Planned Development Concept Plan Application (CPD-1-85), authorizing development of the 192-acre Westmont Tract (now known as Tower Oaks) as an office park containing 2.5 million square feet of floor area and a residential component of up to 275 dwelling units. The Concept Plan allocates uses and development densities by Development Area within Tower Oaks. The original Concept Plan approval for Tower Oaks was modified by the Mayor and Council in 1993 to delete the lake. If development proceeds in accordance with the terms and conditions of the approved Concept Plan with regard to density and land use mix, no further traffic impact studies are necessary. It should be noted that the amount of restaurant square footage for Development Area 6 was increased to 25,000 square feet as a result of the Mayor and Council's approval, on January 8, 2001, of an amendment to the Concept Plan to allocate density from the Montrose-270 LP property into the Tower Oaks CPD.

The Planning Commission has approved several Detailed Applications within Tower Oaks, including the construction of infrastructure improvements such as Tower Oaks Boulevard and Preserve Parkway; the 136 unit townhouse community known as The Villages at Tower Oaks; the 185,000 square foot office building at 2600 Tower Oaks Boulevard being developed by Boston Properties, Inc.; the 276,600 square foot Tower Building, now under construction at 1101 Wootton Parkway; the future One Preserve Parkway building of 185,000 square feet to be constructed by Boston Properties, and the 450,000 square feet PG&E National Energy Group headquarters building and trading floor at the southwest corner of Wootton Parkway and Tower Oaks Boulevard.

As part of the resolution of approval, the Mayor and Council retained approval authority over schematic building designs prior to submission of the Detailed Applications for any development in Tower Oaks. The Mayor and Council reviewed and approved the schematic building design for this proposal on February 12, 2001.

ANALYSIS:

Property Description:

The subject property is a 4.25-acre site located on the west side of Preserve Parkway just south of its intersection with Wootton Parkway. The site is completely wooded with second growth forest and begins to slope gradually downward toward the Cabin John Creek stream valley along the west and north side of the property. Across Preserve Parkway to the east is the site of the 1 Preserve Parkway office building, which has received Detailed Application approval. To the south of the site along the western side of Preserve Parkway will be undeveloped and ultimately within the stream valley park.

Development Proposal:

The proposal is a one-story, 19,310 square feet, free-standing Clyde's restaurant building with associated surface parking lots. Of the 19,310 square feet, 16,110 square feet is on the main floor and the remainder in the basement. The site design include a decorative pond in front of the building, while the rear of the building is adjacent to the Cabin John stream valley. Vehicular access to the site will be via a median-divided entrance located at the northern median break on Preserve Parkway. A landscaped area will provide for separation of traffic and create the opportunity for a passenger drop-off area directly in front of the restaurant. The parking areas will be located on either side of the building. The restaurant is designed to resemble a turn-of-the-20th century Hunting Lodge, to be constructed in the Shingle style. The restaurant will be divided into several dining areas and will have two bar areas, in addition to the kitchen and other support areas. A total of 437 seats will be provided, including 384 in the multiple dining areas and 65 in the bar areas. An outdoor porch overlooking the stream valley is also included.

Compliance with Concept Plan

The site for the restaurant is approved for 25,000 square feet of restaurant use in the approved Concept Plan as recently modified. The application for a 19,310 square feet restaurant therefore meets this requirement. Staff notes that the excess floor area cannot be transferred to another Development Area within Tower Oaks. The application also complies with all relevant development standards contained in the Concept Plan Resolution of Approval. However, the Resolution requires the ultimate conveyance of

the future stream valley park along Cabin John Creek to the City. Per the Resolution, the stream valley park is to be defined at a minimum by the level of the 100-year floodplain, and should be conveyed to the City as parcels adjoining the stream valley park are developed. Since no other parcels on the east side of the stream valley park will be developed, staff has therefore recommended that the stream valley park area be conveyed to the City at this time. This will include the area bounded by Preserve and Wootton Parkways, the subject parcel, and the applicant's property boundary. As background, staff is beginning discussions with the other developer of Tower Oaks, Tower-Dawson Limited Partnership, regarding obtaining an easement over their portion of the property that likely will be included in the stream valley park. Dedication of the entire park property, including determination of the park boundary, would occur when the Detailed Application(s) for Development Area 4 is approved.

Compliance with Environmental Guidelines:

The application as proposed shows an encroachment, with both the building and surface parking lots, into the stream buffer for Cabin John Creek. To mitigate this encroachment, the applicant has agreed to develop a landscape plan for the stream valley areas on either side of the culvert that will carry Preserve Parkway over the Dawson Farm tributary of Cabin John Creek. These areas are not currently planted, and the applicant has agreed to plant these areas with a mix of native ornamental trees and shrubs. This planted area will provide a direct benefit to the quality of the stream in this location.

Parking Analysis:

The applicant proposes to construct a surface parking lot, divided into two sections, to serve the site. The parking requirement for restaurant uses is one space per 50 square feet of patron area, one space per 80 square feet of outdoor seating area, and one space per two employees. Based on the Zoning Ordinance requirements, the parking requirement is 175 spaces. A total of 186 spaces is proposed to be provided on the site. Four handicapped spaces are required and provided. The parking lot meets all relevant development standards. Staff notes that the spaces provided are 16 feet in length, which is less than the normal requirement of 18 feet. This is permitted by the Zoning Ordinance provided that two feet of clearance is maintained beyond the curb.

Architectural Analysis:

As a single-story restaurant building, the scale of this structure is radically different from the office buildings within Tower Oaks, yet is appropriate given its location in a wooded area next to the stream valley and its restaurant function. Although a relatively large structure in terms of land coverage, the building is broken down into components by a variety of projections and roof forms. The design of the gabled roof allows for the placement of windows in the end gables, dormers, and a cupola that add visual interest to the structure. Large windows will be located on the southwest and northwest sides of the building take advantage of views into the stream valley. The wood exterior is entirely appropriate given its context and design. Staff has recommended a Condition of Approval that the dumpster enclosure, located at the side of the building, have the same or compatible materials as the building exterior. Staff notes that the building design submitted for the Detailed Application is substantially the same as the design reviewed and approved by the Mayor and Council.

Forest/Tree Preservation and Landscaping:

The City Forester has accepted the Forest Stand Delineation and Preliminary Forest Conservation Plan for the overall Tower Oaks property. However, due to the increased size of the proposed restaurant beyond what was originally contemplated for the site, the amount of tree save area has been decreased and its location adjusted on this site. A total of 12,200 square feet of forest save area is provided at the northern portion of the site adjacent to the stream valley. It is adjacent to this area that the additional landscaping will be provided as mitigation for the stream buffer encroachment. In addition, small tree save areas are located on either side of the site access driveway. Staff has recommended that a Final Forest Conservation Plan (FFCP) be submitted for approval by the City Forester.

The site will be heavily landscaped, with planting areas concentrated along Preserve Parkway, in the parking lot landscape islands, adjacent to the building and in the area adjacent to the stream valley in the northern portion of the site. These areas will be planted with a combination of ornamental, shade and evergreen trees, shrubs and perennial plantings.

Traffic and Transportation:

The transportation impact for the Tower Oaks development was evaluated during review and approval of the Concept Plan application. The Resolution of Approval for the Concept Plan sets forth the staging of development and the triggering mechanisms for transportation improvements. These improvements have been completed by the original developer of the project, Tower-Dawson Limited Partnership, and no further on or off-site improvements are required.

In terms of on-site circulation, the site entrance as proposed differs from what was approved in the Detailed Application for Preserve Parkway in that it is wider and has a median. This design is superior to the previous design, and Public Works has recommended that revisions to the approved engineering plans for Preserve Parkway be submitted to reflect the new entrance, and to show the relocation and separation for the new water mains in this area.

The application has been reviewed to improve the site's accessibility to transit users and alternative transportation modes. The site plan as proposed does not include sidewalk connections along the entrance driveway, which would connect the restaurant with the 8-foot public sidewalk and bike path along Preserve Parkway as well as receive the sidewalks that cross the median from the other side of Preserve Parkway. Staff also recommends that an additional pedestrian pathway be added in the northern parking field where the drive aisles are perpendicular to pedestrian flow to the restaurant. This would add a pedestrian crosswalk through the center of the parking area, with adjustments to the parking lot medians so that no parking spaces are lost. Staff has recommended a Condition of Approval for these sidewalk connections as appropriate. Staff has also recommended a Condition of Approval that bike rack locations be shown on the Detailed Application site plan.

Stormwater Management/Utilities:

The stormwater management concept plan for this site has been approved by the Department of Public Works. Quantity control will be provided through underground storage pipes, while quality control will be provided by a structural sand filter underneath the northern parking lot. Public sewer and water service will be provided by the City. Staff has recommended a Condition of Approval that the domestic

water and fire lines be located away from the pond to be located at the front of the restaurant. Permanent electrical service to the building will be provided via underground conduit along Preserve Parkway from Tower Oaks Boulevard and the Montrose Road area. The transformer is to be located in a vault near the southern façade of the building.

Notification:

Notification letters were sent to the presidents of the following Citizens Associations: North Farm, Hungerford Stoneridge, New Mark Commons, Falls Ridge, Potomac Springs and The Villages at Tower Oaks. Residents of Hungerford-Stoneridge south of West Edmonston Drive and residents of the southern portion of New Mark Commons, the Villages at Tower Oaks, and North Farm were notified, in addition to adjacent property owners, of this Planning Commission meeting date.

Conclusion:

The proposal conforms to all pertinent requirements of the Zoning Ordinance, the guidelines and conditions contained in the approved Concept Plan, and the Schematic Design Plan. Therefore, staff is recommending approval of Detailed Application CPD2000-0001J, subject to the recommended conditions of approval.

Attachments

1. Vicinity Map
 2. Application
 3. Site and Landscaping Plans
 4. Elevations and Floorplans
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Vicinity Map

